

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

## SPECIAL MEETING OF JULY 22, 1999

There will be a Special Meeting of the Manistee City Planning Commission to be held on Thursday, July 22, 1999 at 7:00 P.M. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

## AGENDA


- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
  - A. Public Hearing:
    - 1. Lighthouse Landings, L.L.C. - Amend PUD Special Use Permit
    - 2.
  - B. Site Plan Reviews:
    - 1. City/National City Bank - Lot Splits & Combinations
    - 2.
  - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
    - 1.
    - 2.
- III. Business Session:
  - A. Approval of Minutes from Last Meeting (7/1/99)
  - B. New Business:
    - 1.
    - 2.
  - C. Unfinished Business:
    - 1. Lighthouse Landings, L.L.C. - Amend PUD Special Use Permit
    - 2. Parks Commission - City Property adjacent to Duffy Park
    - 3.
  - D. Other Communications:
    - 1.
    - 2.
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members  
City Council  
R. Ben Bifoss, City Manager  
Jon Rose, Community Development Officer  
County Planning Department  
Jack Dinsen, Manistee Township Zoning Board  
Don Alfred, Filer Charter Township Planning Commission  
Manistee News Advocate  
WMTE Radio  
WXYQ Radio  
Jeff Mikula, Abonmarche  
Julie Beardslee, Assessor

# MEMORANDUM

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TO: Planning Commission Members

FROM: Jon R. Rose   
Community Development

DATE: July 16, 1999

RE: Planning Commission Meeting

The Special Planning Commission Meeting is scheduled for Thursday, July 22, 1999 at 7:00 p.m. in the Council Chambers.

The First item on the agenda is a Public Hearing to amend the PUD Special Use Permit for Lighthouse Landings, L.L.C. A copy of the request is enclosed along with staff updates for the proposed amendment.

Second is a request for Lot Splits and Combinations from the City of Manistee and National City Bank.

Last is a request from the Parks Commission regarding the property that the City has acquired from Sand Products adjacent to Duffy Park. The Parks Commission is asking conceptual endorsement from the Planning Commission for the development of Soccer Fields, Parking Lot, Playground area and other development on the property immediately north of Shorty Mucha Field.

If anyone is unable to attend the meeting please call me at 723-2558. See you there!

JRR:djm

cc: City Council

# MEMORANDUM

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TO: Planning Commission Members

FROM: Jon R. Rose  
Community Development

DATE: July 16, 1999

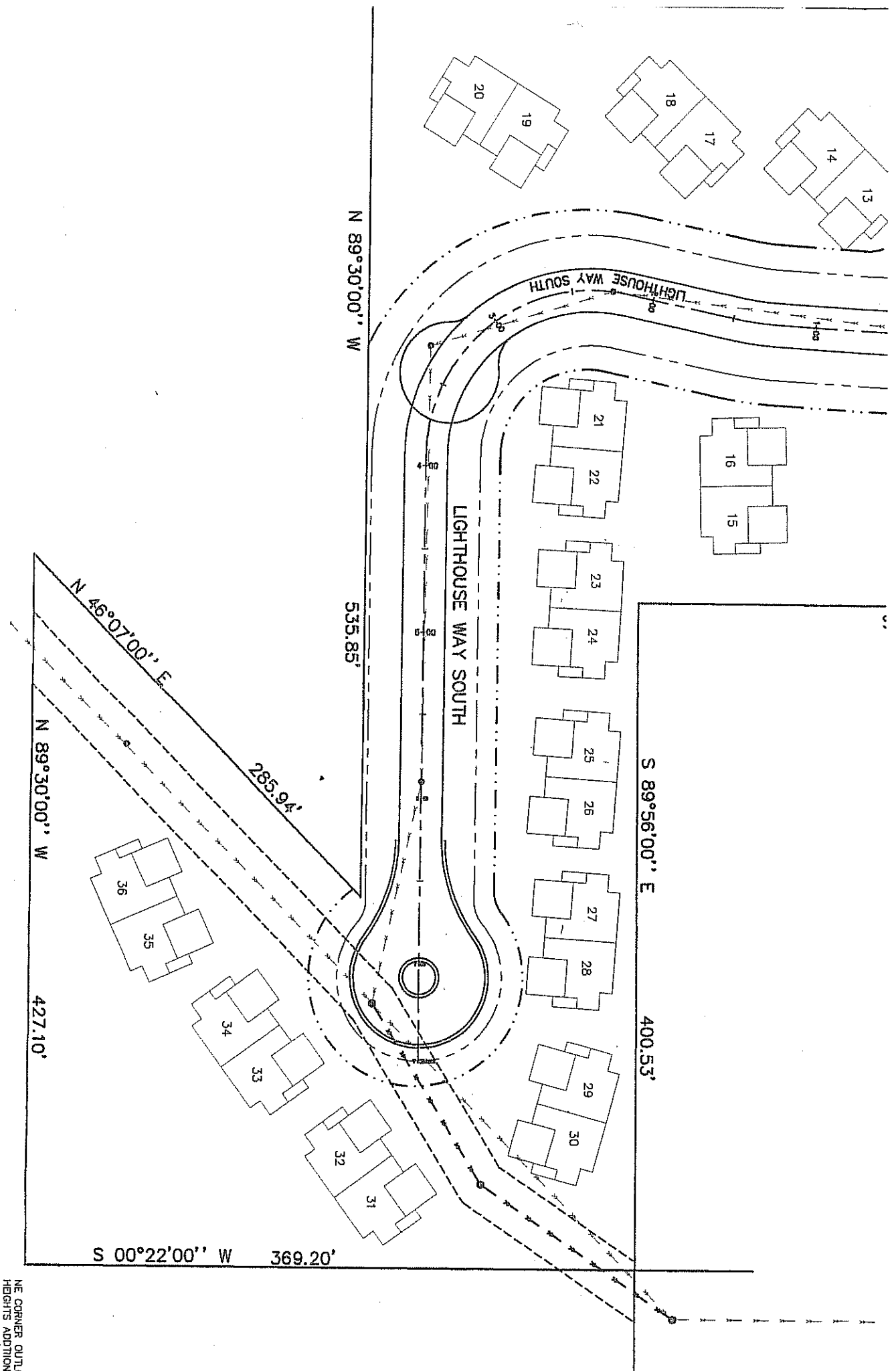
RE: Lighthouse Landings

At the last meeting a question was raised regarding the percent of foundation area coverage at Lighthouse Landings. The Zoning Ordinance limits foundation area coverage for PUD's to 35% of the net land area. Net land area is defined as total land area less street right-of-ways and the 10 foot greenbelt buffer around the perimeter. Performing these calculations leave a net land area of 6.5 acres. The proposed foundation area is approximately 1.75 acres. The total foundation area coverage comes to approximately 27%.

In the course of reviewing the Site Plan for this Staff Report additional issues have been discovered. The decks on three of the buildings (23-24, 25-26, 27-28) encroach into the required 10 foot side-yard set-back. In some areas this encroachment results in a side-yard set-back of approximately 6 inches.

Tickets will be issued for this violations and the decks will be ordered removed. A ticket will also be issued for the unauthorized modification to the original Planned Unit Development Site Plan.





NE CORNER OUT TO  
HEIGHTS ADDITION



## Planning Commission

# SPECIAL USE PERMIT APPLICATION

LIGHTHOUSE LANDINGS, LLC  
Applicant  
P.O. Box 845  
Address  
MANISTEE, MICH 49660  
City, State, Zip Code  
Phone Numbers (Work) (231) 398-0111  
(Home) (231) 845-1081

### FOR OFFICE USE ONLY:

Case number \_\_\_\_\_  
Date Received 7-16-99  
Fee Received 150.00  
Receipt Number \_\_\_\_\_  
Hearing Date 7-22-99  
Action Taken \_\_\_\_\_  
Expiration Date of Permit \_\_\_\_\_

**FEE FOR SPECIAL USE PERMIT \$150.00**

## I. ACTION REQUESTED:

A Special Use Permit is hereby requested for the following purpose: EXISTING PUD AMENDED  
TO INCLUDE UNITS 29-36 AS SHOWN ON PROPOSED SITE PLAN

## II. PROPERTY INFORMATION:

- A. Address of Property: 15<sup>th</sup> & CHEVY  
Tax Roll Parcel Code Number: 51-51- \_\_\_\_\_
- B. List all deed restrictions - cite Liber & Page where found and attach: NONE
- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. N/A
- D. Zoning District: R-3
- E. Present use of the property: PUD - CONDOMINIUMS
- F. Attach a Site Plan which meets the requirements of the Special Use Permit Ordinance (see attached).
- G. Is a Property survey attached? ☒ Yes ☐ No.
- H. Estimated completion date of construction (if applicable): SPRING 2000

### III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

- A. State specifically the reason for this Special Use Permit request at this time TO AMEND THE EXISTING PUD & TO ADD 1 ADDITIONAL BLDG.
- B. Statement of support for the request. Please justify your request for a Special Use Permit below. The justification should address the following concerns: (Attach additional sheets if necessary)
1. The relationship of the Special Use Permit conditions (Article 86, Section 8610 and if applicable, Article 16) to the particular Special Use proposed. Do they pose any unusual problems for compliance? *NO*
  2. Relationship of the proposed use to the development plans of Manistee County and the City of Manistee. *HELPS MEET INCREASING HOUSING DEMAND & INCREASES TAX BASE BY ROUGHLY \$500,000*
  3. Impacts of the adjacent property and neighborhood. Indicate what impacts of the proposed use on the adjacent property are anticipated and what steps will be taken to mitigate any negative impacts. Consider the following:
    - a. Will the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood? *NO*
    - b. Will proposed use be detrimental to the public welfare or injurious to property in the neighborhood? *NO*

### IV. INFORMATION REQUIRED IN APPLICATION:

- A. An Application for Special Use shall include:
1. A detailed Site Plan, as spelled out in Section 9406 of this ordinance, a copy of which is attached.
  2. A specific statement and supporting information regarding the required findings for the Special Use Permit, as stated in Section 8609 (as follows).
    - yes a.* Is the use reasonable and designed to protect the health, safety and welfare of the community,
    - yes b.* Is the use consistent with the intent and purpose of the Land Use District,
    - yes c.* Is the use compatible with adjacent land uses,
    - yes d.* Is the use designed to insure that public services and facilities are capable of accommodating increased loads caused by the land use or activity, and
    - yes e.* Does the use comply with all applicable regulations of this Ordinance.
    - yes f.* Does the use comply with all specific standards found in the respective Land Use District, Section 1601 et. seq., and Section 101 et. seq. of this Ordinance.

3. Proposed location of any open spaces, landscaping and buffering features such as greenbelts, fences, etc. *SEE SITE PLAN*

B. In Addition, the applicant may be required to furnish:

1. Elevations on all buildings, including accessory buildings.
2. An Environmental assessment.
3. Evidence of having received or having an agreement for concurrent approval for any other necessary permits required prior to a construction code permit.
4. Measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties.

**V. CERTIFICATION AND AFFIDAVIT:**

The undersigned affirm(s) that he/she/they is/are the ☐ owner, ☐ leasee, ☒ owner's representative, ☐ contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion.

Signature (s) of Applicant (s):



Dated 7.6.99

☒ By checking this box permission is given for Planning Commission Members to make a site inspection if necessary.

TO: Jon Rose, Zoning Administrator

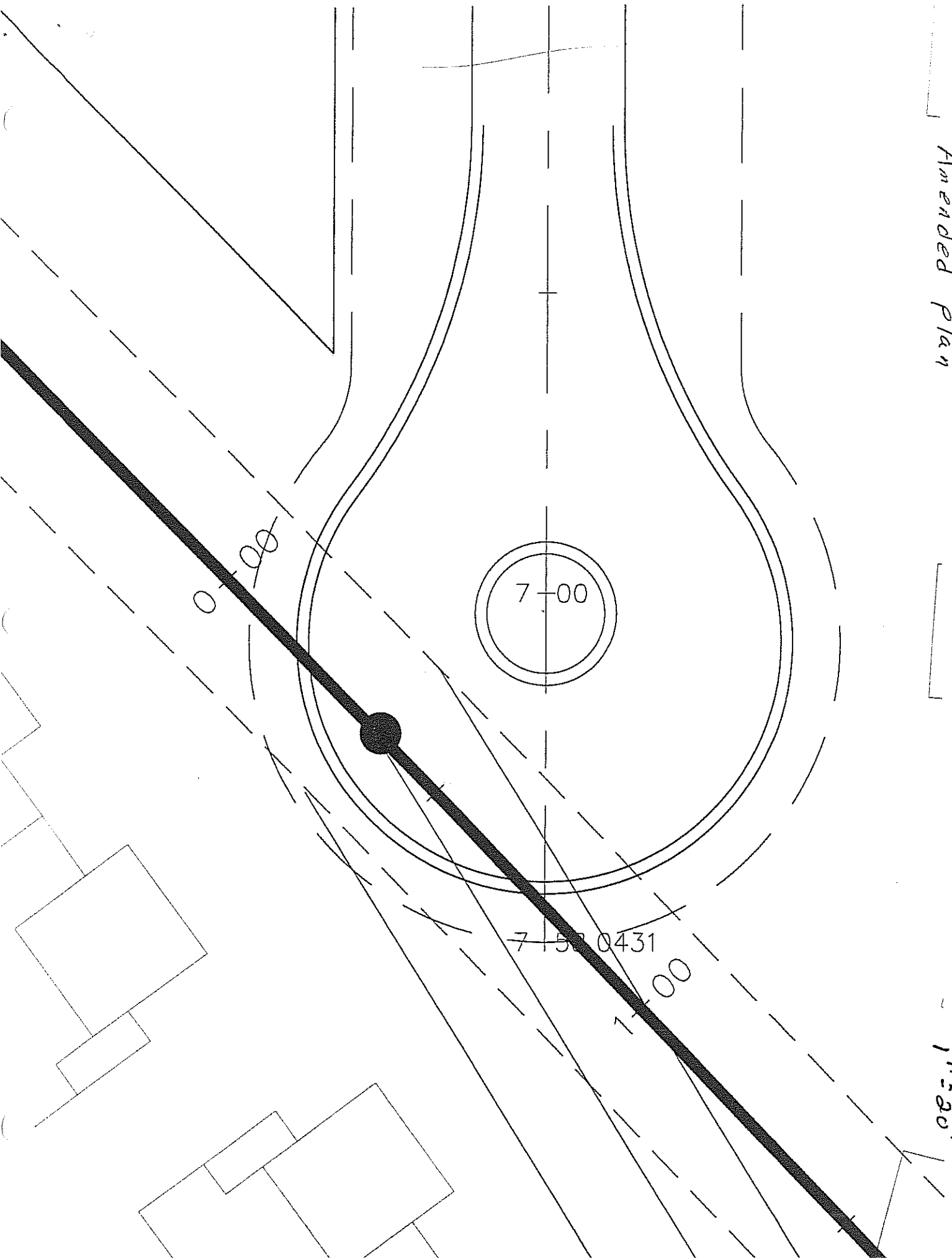
FROM: Sid Scrimger, Fire Chief

DATE: July 8, 1999

SUBJECT: Lighthouse Landings

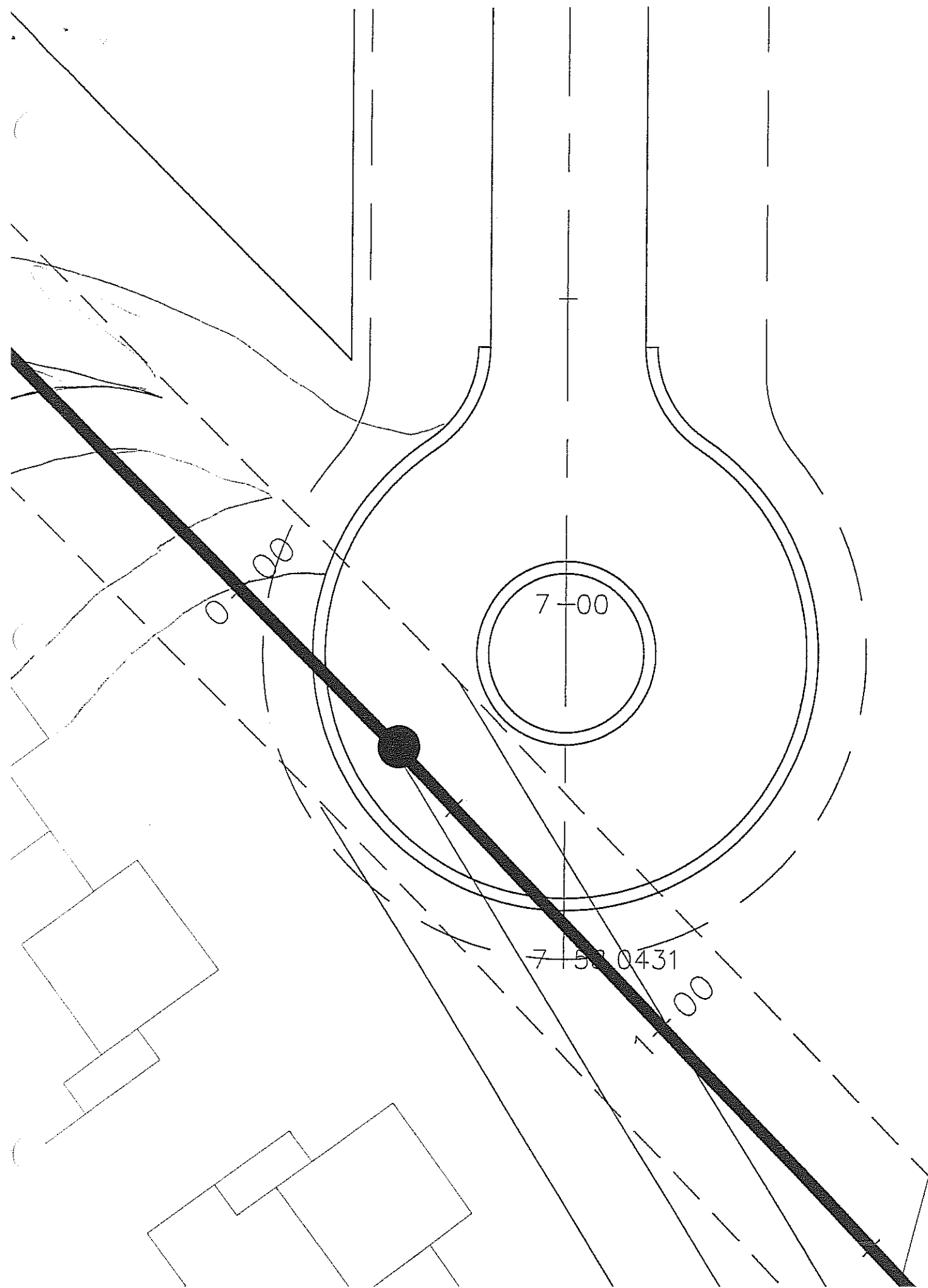
I recently sent you a memo reference the road development at Lighthouse Landings. Since that time, I have been approached by Duane Jones and Jeff Mikula with a proposal for the South cul-de-sac at Lighthouse Landings (attached). Although this proposal does not change the radius of the cul-de-sac, it does change the approach. The Fire Department has tested this new design at the Armory parking lot, and we are able to turn the Aerial around in the redesigned cul-de-sac. If the cul-de-sac was built according to this new design, I would find it acceptable.

Amended Plan



Original plan

1"=20'





70 Maple Street • P.O. Box 358 • Manistee, Michigan 49660

616-723-2558  
FAX 616-723-1546

July 14, 1999

City of Manistee Planning Commission  
City Hall  
P.O. Box 358  
Manistee, MI 49660

Dear Chairman Yoder:

The City of Manistee and National City Bank would like to request approval of a Lot Splits and Combinations as shown on the attached drawings.

The City would split a part of lots 11 & 12 from parcel code #51-51-453-707-07 which would then be combined with parcel code #51-51-453-702-01 owned by National City Bank.

National City Bank would like to split a part of lots 5, 6 & 7 of parcel code #51-51-453-702-01 which would then be combined with parcel code #51-51-453-706-05 owned by the City.

Thank you.

Sincerely,

R. Ben Bifoss  
City Manager

Enclosure

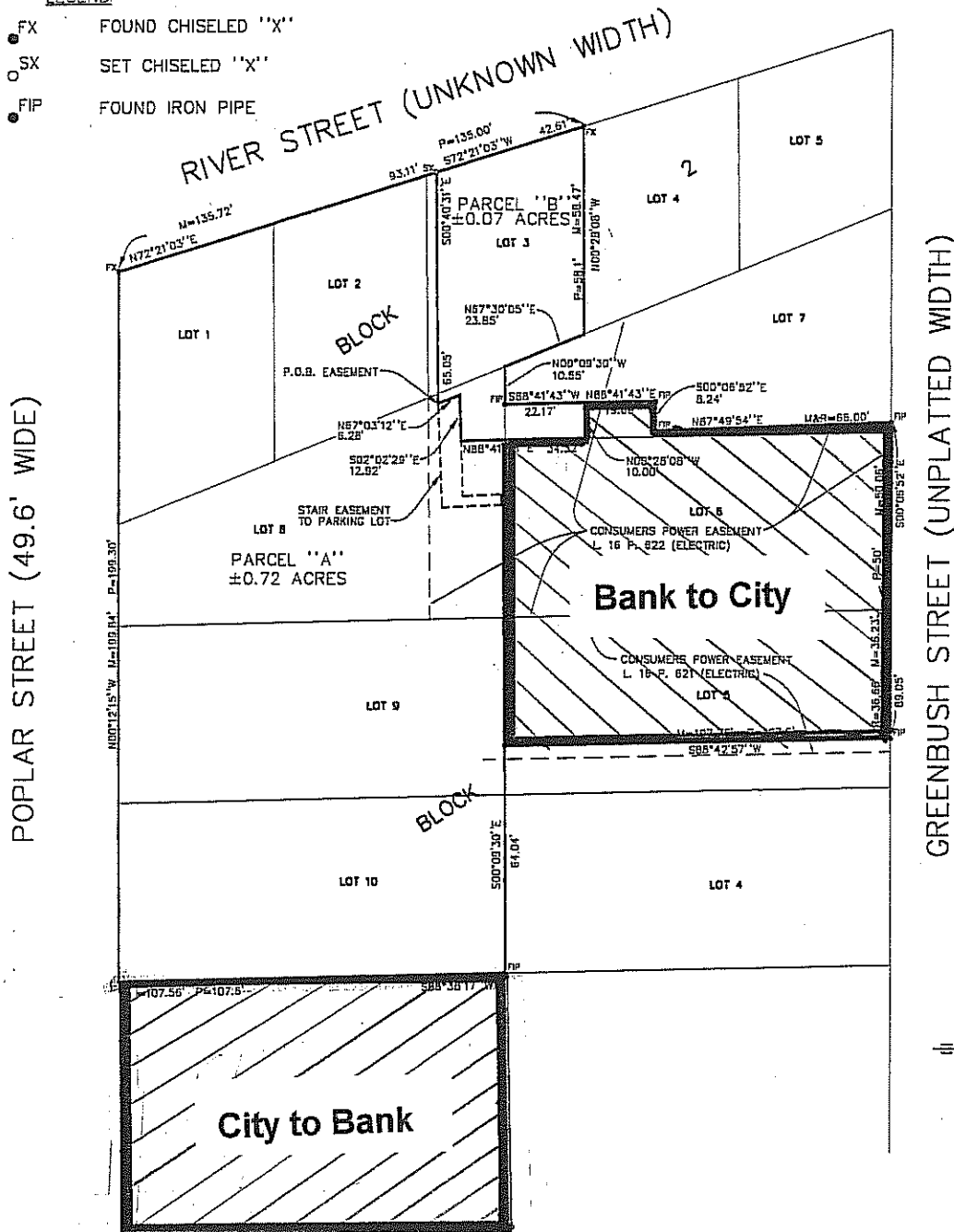
# CERTIFICATE OF SURVEY

I, DANIEL B. ZWAR, A LICENSED PROFESSIONAL SURVEYOR, NUMBER 28435, IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR FOR THE FOLLOWING DESCRIBED PARCEL OF LAND:

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS.

## LEGEND

- FX FOUND CHISELED "X"
- SX SET CHISELED "X"
- FIP FOUND IRON PIPE



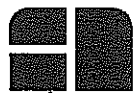
DANIEL B. ZWAR  
LICENSED PROFESSIONAL SURVEYOR No. 28435  
ABONMARCHE CONSULTANTS, INC.

DATE OF CERTIFICATE

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF THE PUBLIC ACTS OF 1970, AS AMENDED, AND WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5000.

PLAT OF SURVEY FOR:

NATIONAL  
CITY  
BANK



**ABONMARCHE CONSULTANTS, INC.**

361 First Street  
Manistee, Michigan 49660  
616-723-1198  
FAX: 616-723-1194

95 West Main Street  
Benton Harbor, Michigan 49022  
616-927-2295  
FAX: 616-927-4639

ARCHITECTS / ENGINEERS / LAND SURVEYORS  
ENVIRONMENTAL / CONSTRUCTION MANAGEMENT

DATE: APRIL 13, 1999

DRAWN BY: PGB

SCALE: 1" = 40'

SEC. - T. 21N R. 17W

Proposed youth,  
adult field (soccer, football)

Proposed children's  
soccer field

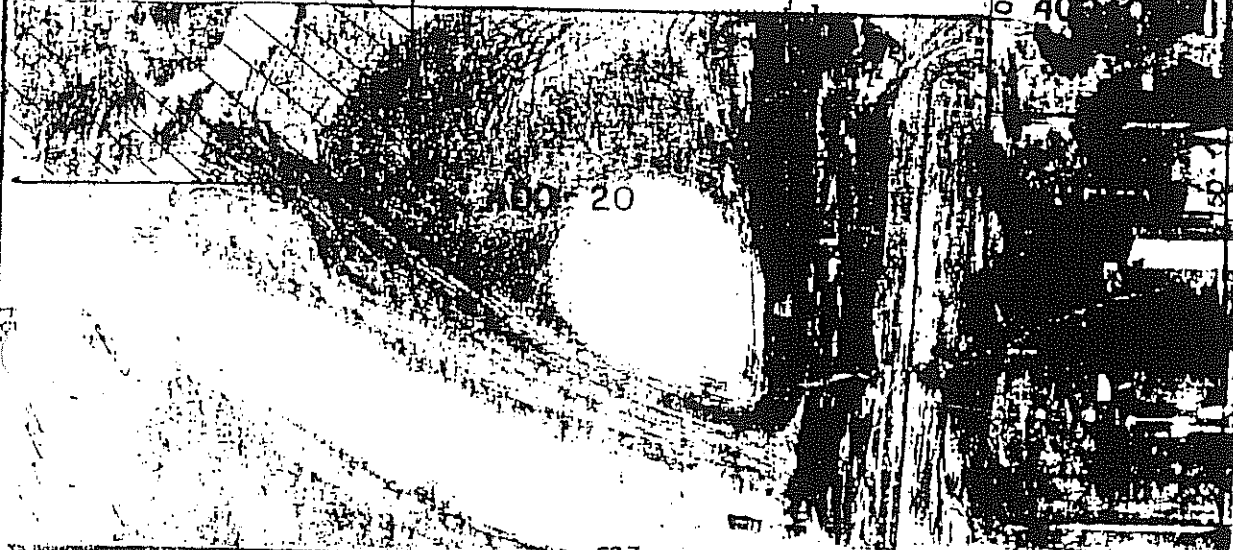
Batting  
cage

Future  
Bathroom

Parking

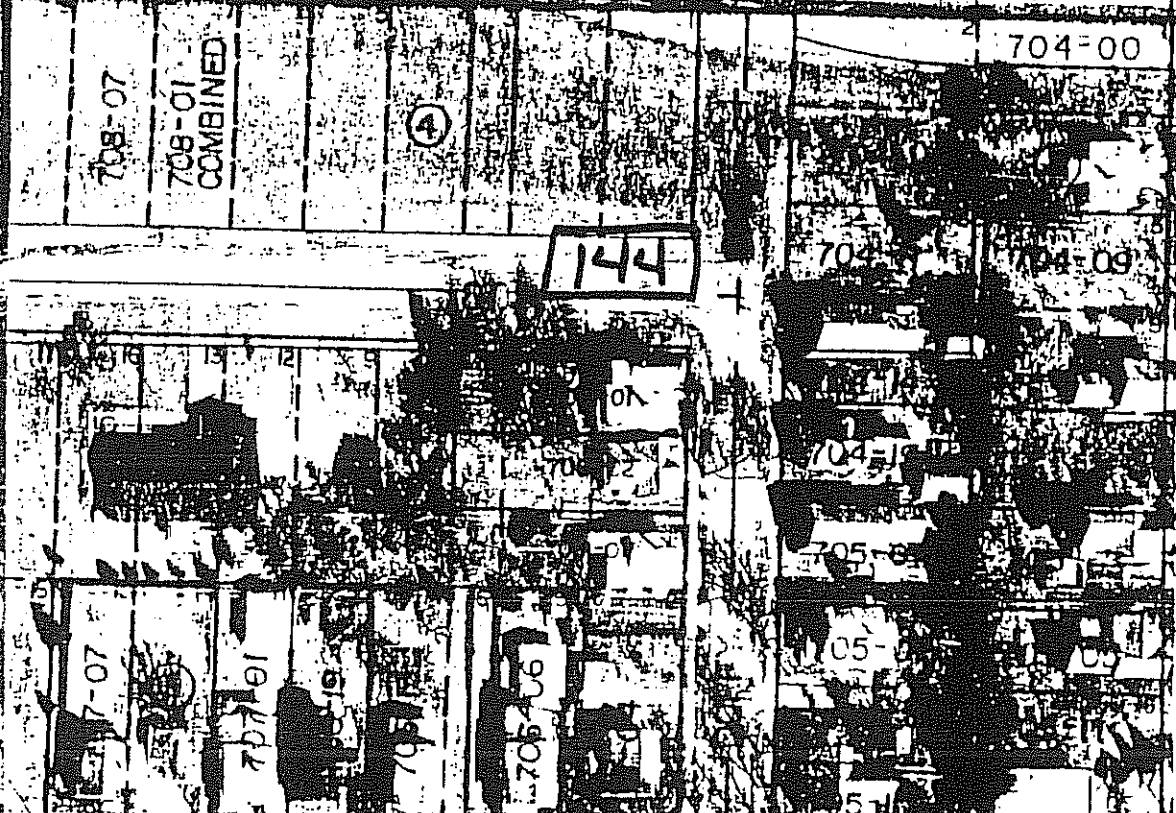
Playground

Green Space



100-20

120  
80 40



708-07

708-01  
COMBINED

④

144

704-00

704-01

704-09

704-01

705-01

705-01

705-01

7-07

10402

705-01

705-01

704-01

704-01

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704-01

704-01

704-01



616-723-2558  
FAX 616-723-1546

70 Maple Street • P.O. Box 358 • Manistee, Michigan 49660

July 22, 1999

John Rozga Sr., Chairman  
Manistee City Parks Commission  
162 Quincy Street  
Manistee, MI 49660

Dear Mr. Rozga:

The Manistee City Planning Commission reviewed the proposed development north of Shorty Mucha Field at a Special Meeting on July 22, 1999. At the meeting the Planning Commission granted conceptual endorsement for the development of Soccer Fields, Parking Lot, Playground area and other development on the property immediately north of Shorty Mucha Field/Duffy Park.

Sincerely,

CITY OF MANISTEE PLANNING COMMISSION

Roger Yoder  
Chairman

RY:djm